



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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### MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 3, 2025

RE: **ZONING-25-000032 Kamra (Milton/District 4)**

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**Development Committee: September 16, 2025:**

**Zoning Hearing Officer: September 3, 2025:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.

**Subject to the following conditions:**

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-25-000032 Kamra**, dated June 18, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**ZHO Recommendation to Approve**

**FINDINGS OF FACT:**

- A. That petitioner testified that they seek the subject zoning relief to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.
- B. That petitioner testified that she purchased the subject property in 2020.
- C. That petitioner testified that the subject property is irregularly shaped with the existing house pushed back forty-four (44) feet from the front property line, toward the rear of the subject property.

- D. That petitioner testified that the subject house has the living space on one side of the house and bedrooms on the other side, and that the only location to place an addition is on the southeast corner of the existing home.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief due to the configuration of the subject property and location of the existing home on the existing property.

**STANDARDS FOR VARIATIONS:**

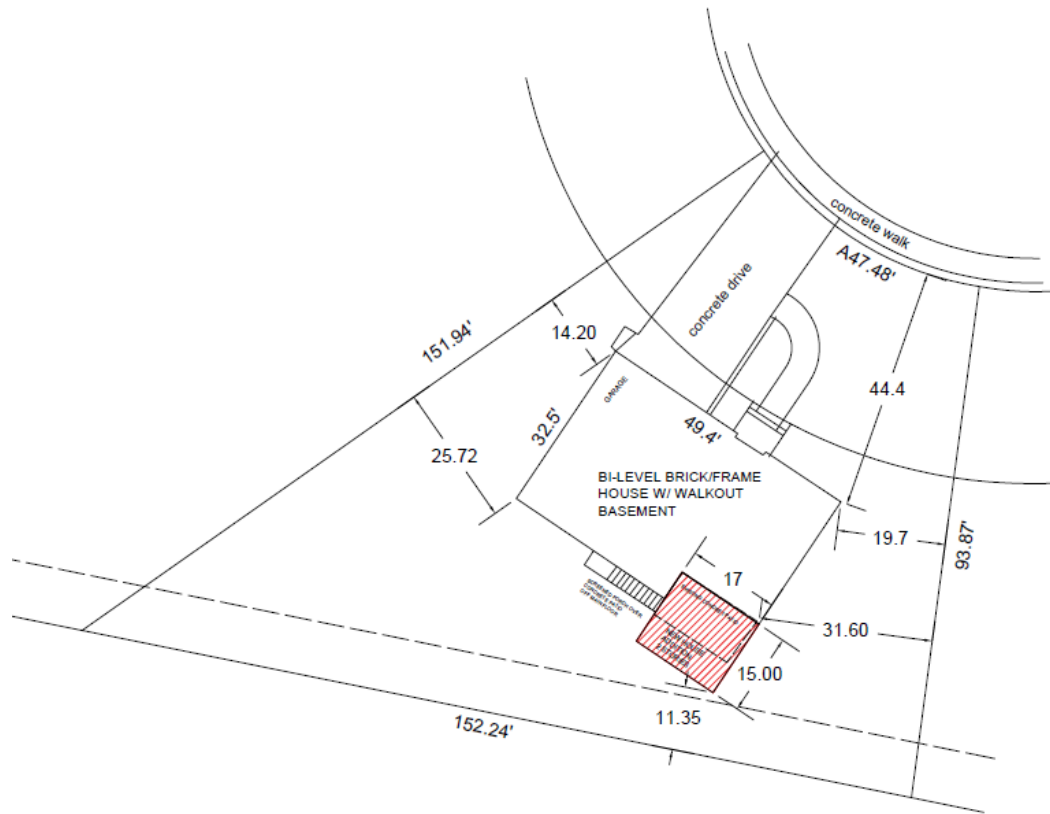
1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed addition will not impact the light and air to adjacent properties.
  - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit for the proposed addition and that it will be constructed pursuant to all building codes.
  - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the location of the proposed addition will not diminish the value of land and buildings throughout the County and will be an added benefit to the surrounding area.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the location of the proposed addition will be located behind the house and will not impact public streets and highways.
  - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the location of the proposed addition will not increase the potential for flood damages to adjacent properties.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the location of the proposed addition will not incur additional public expense for flood protection, rescue, or relief.
  - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the location of the proposed addition will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>			
<b>CASE #/PETITIONER</b>	<b>ZONING-25-000032 Kamra</b>		
<b>ZONING REQUEST</b>	Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.		
<b>OWNER</b>	MELISSA AND HITESH KAMRA, 21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137		
<b>ADDRESS/LOCATION</b>	21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137		
<b>PIN</b>	05-25-104-021		
<b>TWSP./CTY. BD. DIST.</b>	MILTON	DISTRICT 4	
<b>ZONING/LUP</b>	R-4 SF RES	0-5 DU AC	
<b>AREA</b>	0.24 ACRES (10,454 SQ. FT.)		
<b>UTILITIES</b>	WATER/SEWER		
<b>PUBLICATION DATE</b>	Daily Herald: August 5, 2025		
<b>PUBLIC HEARING</b>	WEDNESDAY, AUGUST 20, 2025		
<b>ADDITIONAL INFORMATION:</b>			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	Our office has no jurisdiction in this matter.		
Stormwater:	No Objections.		
Public Works:	"DPC Public Works doesn't own any sewer or water mains in this area."		
<b>EXTERNAL:</b>			
Village of Glen Ellyn:	<i>No Comments Received.</i>		
Village of Lombard:	"This property is outside the Village of Lombard's planning jurisdiction. Therefore, the Village has no comments on the petition."		
Village of Downers Grove:	"The Village of Downers Grove has no comments."		
Milton Township:	<i>No Comments Received.</i>		
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Glen Ellyn Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 89:	<i>No Comments Received.</i>		
Sch. Dist. 87:	<i>No Comments Received.</i>		
Forest Preserve:	"We do not have any comments."		
<b>GENERAL BULK REQUIREMENTS:</b>			
<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Rear Yard:	25 FEET	APPROX. 25 FEET	APPROX. 11.35 FEET

**LAND USE:**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	MAYFIELD COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC



NEW HOUSE ADDITION  
2 STORIES (17'x15')

BASEMENT TO BE EXTENDED  
15' LIVING SPACE  
MAIN FLOOR EXTENDING 6'  
LIVING SPACE + 9' WOODEN  
DECK

